



**414 Monks Road**

Lincoln, LN2 5PZ

**£150,000**

**NO ONWARD CHAIN** - A traditional three bedroom bay fronted terraced house with spacious accommodation comprising of Porch, Hall, Lounge with bay window, Dining Room, fitted Kitchen and a First Floor Landing leading three Bedrooms and a Bathroom. The property has paved gardens to the front and rear.





## SERVICES

All mains services available. Gas central heating.

**EPC RATING** – E.

**COUNCIL TAX BAND** – A (Lincoln City Council)

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

## LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

## ACCOMMODATION

### HALL

With staircase to first floor, laminate flooring and radiator.

### LOUNGE

12' 2" x 9' 10" (3.72m x 3.00m) With double glazed bay window to the front aspect, feature fireplace and radiator.

### DINING ROOM

14' 5" (max) x 12' 11" (4.39m x 3.96m) With double glazed window to the rear aspect, understairs storage cupboard and radiator.

### KITCHEN

15' 3" x 8' 5" (4.65m x 2.58m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan over, tiled flooring and splashbacks, wall mounted gas fired central heating boiler, double glazed windows to the side and rear aspects and door to the garden.

### FIRST FLOOR LANDING

With radiator.

### BEDROOM 1

13' 0" x 12' 2" (3.97m x 3.73m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.

### BEDROOM 2

12' 4" x 9' 10" (3.78m x 3.00m) With double glazed window to the rear aspect and radiator.

### BEDROOM 3

8' 6" x 7' 11" (2.60m x 2.43m) With double glazed window to the rear aspect and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator and double glazed window to the side aspect.

## OUTSIDE

To the front of the property there is a garden with mature shrubs. To the rear is an enclosed yard with a shed.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.co.uk](http://mundys.co.uk)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFERR YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 560088 and ask for Steven Spivey MRICS

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the costs of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

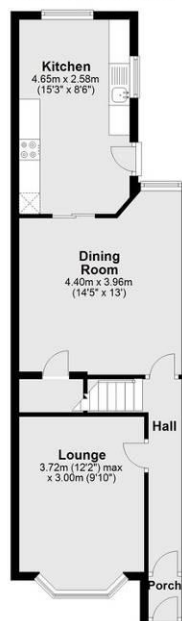
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline of guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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**Ground Floor**  
Approx. 47.2 sq. metres (507.7 sq. feet)



**First Floor**  
Approx. 46.3 sq. metres (498.8 sq. feet)



Total area: approx. 93.5 sq. metres (1006.5 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

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**Market Rasen**  
**LN8 3EH**  
**01673 847487**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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